

TOWN PLAN AND ZONING
COMMISSION
CERTIFIED MAIL

September 11, 2017

Attorney Susan A. Hays
Updike, Kelly & Spellacy, P.C.
100 Pearl Street
Hartford, CT 06103

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SEP 12 2017

TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO. 15
FILE NO. 780

SUBJECT: 1445 New Britain Avenue (Shake Shack)- SUP #1312

Dear Attorney Hays:

At its regular meeting of September 6, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

1445 New Britain Avenue- Application (SUP #1312) of Shake Shack, on behalf of Seritage SRC Finance, LLC (R.O.), requesting Special Use Permit approval for a forty-two (42) seat outdoor dining area at Shake Shack. (Submitted for TPZ receipt on August 7, 2017. Required public hearing scheduled for September 6, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (Motion/Binkhorst; Second/Prestage) (Binkhorst seated for O'Donnell) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

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2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by September 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
3. All outdoor dining furniture shall be removed at the end of the outdoor dining season.
4. The outdoor dining operational plan shall be updated and include reference to and adherence with the Town of West Hartford's Noise Ordinance for any outdoor music.
5. Prior to the initial opening of the outdoor dining area, an inspection by the Planning Division is required to ensure compliance with the approved plan.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **September 25, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Patrick Alair, Corporation Counsel
Kimberly Boneham, Deputy Corporation Counsel
Essie Labrot, Town Clerk

Mark McGovern, Director of Community Development
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist
Subject File

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TOWN PLAN AND ZONING
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September 12, 2017

Rabbi Howard Sowalsky
2626 Albany Avenue
West Hartford, CT 06117

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TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 2626 Albany Avenue- SUP #1310 (Bright and Early Daycare)

Dear Rabbi Sowalsky:

At its regular meeting of September 6, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

2626 Albany Avenue- Application (SUP #1310) of Bright & Early West Hartford, LLC, on behalf of Beth El Temple (R.O), requesting Special Use Permit to operate a childcare and preschool center for children 6 (six) weeks old through school age with a licensed capacity of 106 children. (Submitted for TPZ receipt on June 5, 2017. Required public hearing scheduled for July 10, 2017. Item opened and immediately continued to August 7, 2017. Item continued again to September 6, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (Motion/Gillette; Second/Prestage) (Gillette seated for O'Donnell) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



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2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by September 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **September 25, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Patrick Alair, Corporation Counsel
Kimberly Boncham, Deputy Corporation Counsel
Essie Labrot, Town Clerk

Mark McGovern, Director of Community Development
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist
Subject File

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September 11, 2017

SEP 12 2017

Rabbi Howard Sowalsky
2626 Albany Avenue
West Hartford, CT 06117

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 2626 Albany Avenue- SUP #1275-LB-17 (Joy of Food)

Dear Rabbi Sowalsky:

At its regular meeting of September 6, 2017, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

2626 Albany Avenue- Application (SUP #1275-LB-17) of Joy of Food, LLC, on behalf of Beth El Temple (R.O.), requesting TPZ review of compliance with conditions of SUP #1275 approved on July 8, 2015 to operate an accessory, full service, kosher catering business at the Beth El Temple. (Submitted for TPZ receipt on July 10, 2017. Required public hearing scheduled for August 7, 2017. Item opened and immediately continued to September 6, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (Motion/Akin; Second/Prestage) (Binkhorst seated for O'Donnell) to find that no additional conditions of approval were required for the Special Use Permit.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-three dollar (\$53) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **September 25, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Matthew Hart, Town Manager
Patrick Alair, Corporation Counsel
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Subject File

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